

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 13, 2021

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: FISHER BROTHERS LAS VEGAS, LLC, ET AL

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
21-0326-GPA1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 942

PROTESTS 0

APPROVALS 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for a General Plan Amendment from C (Commercial), MXU (Mixed-Use), L (Low Density Residential) and LI/R (Light Industry/Research) to TOD-2 (Transit Oriented Development - Low) on 91.10 acres generally bounded by Rancho Drive to the east, Desert Inn Road to the south, Teddy Drive to the north, and Richfield Boulevard to the west.

ISSUES

- The 91.10 acre subject site is located within the Charleston Planning Area of the 2050 Master Plan.
- The proposed amendment will provide continuity with the existing TOC-2 (Transit Oriented Corridor - Low) to the north of the subject site and will allow for more consistent future development in the area. Staff recommends approval of the request.

ANALYSIS

The request is for a General Plan Amendment from C (Commercial), MXU (Mixed-Use), L (Low Density Residential) and LI/R (Light Industry/Research) to TOD-2 (Transit Oriented Development - Low). The 91.10 acre subject site is located within the Charleston Planning Area of the 2050 Master Plan. The Charleston Planning Area is identified as an area that has a high potential for transit-oriented development along multiple corridors due to the expected introduction of high capacity transit over the next thirty years.

The proposed TOD-2 land use designation is intended for a mix of uses with emphasis on more intense, higher density transit-oriented development. All development within the TOD-2 land use designation is expected to be pedestrian oriented and encourage the use of mass transit. Residential densities of up to 30 units per acre are permitted, and commercial development is expected to be compact and walkable with an active street frontage.

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In the future, the zoning code will be updated to include specific transit-oriented zoning districts; however, at this time, the existing zoning for each parcel will remain and continue to be governed by their respective Title 19 development standards. Within the subject area, existing zoning districts include R-1(Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial) and M (Industrial).

Future development within the Charleston Planning Area is expected to focus on more intense, higher density transit-oriented development and the redevelopment of select assembled infill parcels as exemplified by the subject property. The proposed General Plan Amendment will allow for continuity with the TOC-2 (Transit Oriented Corridor - Low) designated parcels to the north, and will allow for future transit-oriented type development on the subject site. The proposed General Plan Amendment is consistent with the goals and policies associated with the Charleston Planning Area of the 2050 Master Plan, and as such, staff recommends approval of the request.

FINDINGS (21-0326-GPA1)

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;**

The proposed TOD-2 land use designation is intended for a mix of uses with emphasis on more intense, higher density transit-oriented development. The proposed amendment is compatible with the existing adjacent land use designations in the surrounding area.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;**

All of the existing zoning districts located within the subject site are compatible with the TOD-2 land use designation. In the future, specific zoning districts will be created that will be specific to the TOD-2 designation.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

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There are adequate transportation and recreation facilities within close proximity to the subject site.

4. The proposed amendment conforms to other applicable adopted plans and policies.

The proposed amendment is consistent with the goals and objectives of the Charleston Plan Area of the 2050 Master Plan.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
06/02/21	The City Council approved the 2050 Master Plan (21-0029-GPA1), which created new Transit Oriented Development land use categories, including TOD-2, as a part of a larger request. Staff and the Planning Commission recommended approval on 04/13/21.

<i>Pre-Application Meeting</i>	
This is a City of Las Vegas initiated GPA request, and as such, the pre-application meeting was waived.	

<i>Neighborhood Meeting</i>	
06/24/21	Description

<i>Field Check</i>	
06/14/20	The subject site is a mix of developed and undeveloped residential, commercial and industrial properties.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	91.10

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
	Multi-Family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)
Subject Property	Commercial, Other than Listed	C (Commercial)	R-4 (High Density Residential)
	Retail, Other than Listed	L/IR (Light Industrial/Research)	P-R (Professional Office and Parking)
	Office		C-1 (Limited Commercial)
	Child Care		C-2 (General Commercial)
	Commercial Recreation/Amusement (Indoor)		
	Warehouse/Distribution Center		M (Industrial)
Mini-Storage			
North	Elementary School	P-F (Public Facility)	C-1 (Limited Commercial)
	Multi-family Residential	C (Commercial)	C-V (Civic)
	Hotel/Casino	TOC-2 (Transit Oriented Corridor - Low)	R-1 (Single Family Residential)
South			R-3 (Medium Density Residential)
	Warehouse/Distribution	CT (Commercial Tourist) Clark County Designation	M-1 (Light Manufacturing) Clark County Designation

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
East	Rancho Drive / I-15	ROW	ROW
West	Single-Family Residential Commercial, Other than Listed Warehouse/Distribution Center	L (Low Density Residential) L/IR (Light Industrial/Research)	R-1 (Single Family Residential) M (Industrial)

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 and 140 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1 and 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

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DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-1 (Single Family Residential)	Up to 8.49 units per acre *	774
R-3 (Medium Density Residential)	Up to or greater than 25.5 units per acre *	Up to or greater than 2,324
R-4 (High Density Residential)	Greater than 25.5 units per acre *	Greater than 2,324
P-R (Professional Office and Parking)	N/A	N/A
C-1 (Limited Commercial)	N/A	N/A
C-2 (General Commercial)	N/A	N/A
M (Industrial)	N/A	N/A
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
N/A	N/A	N/A
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C (Commercial)	N/A	N/A
MXU (Mixed Use)	Up to or greater than 25.5 units per acre	Up to or greater than 2,324
L (Low Density Residential)	5.49 units per acre	501
LI/R (Light Industry/Research)	N/A	N/A
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
TOD-2 (Transit Oriented Development – Low)	Up to 30 units per acre	2,733

*Dependent on underlying land use designation

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rancho Dr.	Local Street	Title 13	50'	N/A
Sirus Ave.	Local Street	Title 13	60'	N/A
Rigel Ave.	Local Street	Title 13	60'	N/A
Meade Ave.	Local Street	Title 13	60'	N/A
Teddy Dr.	Local Street	Title 13	80'	N/A
Richfield Blvd.	Local Street	Title 13	60'	N/A
Kings Way	Local Street	Title 13	60'	N/A
Wilmington Way	Local Street	Title 13	60'	N/A
Milo Way	Local Street	Title 13	60'	N/A
Jamestown Way	Local Street	Title 13	60'	N/A
Palms Springs Way	Local Street	Title 13	60'	N/A
Trona St.	Local Street	Title 13	60'	N/A
Wyandotte St.	Local Street	Title 13	60'	N/A